

Stakeholder Alternatives Matrix Form

Land Use

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
LU1 Restore, maintain, and improve the quality of the lake Tahoe region for the visitors and residents of the region.	In accordance with the achievement and maintenance of the environmental threshold carrying capacities, restore, maintain, and improve the quality of the lake Tahoe region for the visitors and residents of the region.	LU-1.1 The primary function of the region is a mountain recreation area with outstanding scenic and natural values.	The primary function of the region shall be as a mountain ecosystem that offers outdoor recreation along with scenic & natural values. (Previously submitted to TRPA)	Existing implementation measures.	Incentivize restoration of natural functioning open space within PAS boundaries. Incentivize connectivity of habitat within and when designating open space. Focus public land use projects on threshold-benefitting low-impact outdoor recreational activities.
			Community Plans will be developed and updated with substantial community input prior to the update of the new Regional Plan, and will inform and be adopted concurrently with the new Regional Plan.		Develop through community input Community Plans that inform the Regional Plan. Allow Community Plans to take precedence over Regional Plan when the Community Plans are more stringent. Community plans should be comprised of individual team members that represent the community at large and that live in the community represented. Definition of character, massing, scale, tree retention, tree removal, density, height, coverage, setbacks, floor area ratios, landscaping components etc to be developed based on desired character of individual communities. This information to be used in conjunction with the regional plan. Neighborhood compatibility, surrounding land uses and citizen input to be weighed heavily in determining community desires. Community Planning Inform Regional Plan: Use the 1985 9th Circuit Decision to guide CP and RPU updates(?). The Community Plan development and update processes will inform the Regional Plan.
			A cap on vegetation removal will guide how much vegetation can be removed for projects. TRPA will minimize to the extent practicable, through caps on removal, ratios and/or other restrictions, the native vegetation that is removed for new and redeveloped projects.		Evaluate the needs to retain native trees and other vegetation to attain and maintain thresholds. Write code language to require that every project retains trees and other native vegetation. For example, removal of trees to be limited to Single Family Residential 38%, Multi-family and Nonresidential 25%. Vegetation and tree retention standards must be incorporated with defensible space requirements and must take into consideration how vegetation helps water infiltrate and soil health, blocks noise, improves air quality and scenery. Consider developing a vegetation density standard for native trees.
			Restrict the amount of site grading that can occur in the Basin,		Evaluate impacts and needs of site grading to thresholds and develop standards and code language to reduce impacts of site

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			<p>implement a site grading cap.</p> <p>The amount of site grading occurring in the Basin will be reduced. Caps on site grading will be put in place based on extent of grading, soil type, location, season and weather patterns, etc.</p>		<p>grading in the Basin to thresholds.</p>
			<p>Set up fund for appropriate community improvements/redevelopment that will benefit the community and threshold attainment and maintenance.</p>		<p>Fund not to be used for large projects that increase footprint. Fund to be used for projects that redevelop onsite in same footprint, provide façade improvements, and removal or relocation to create deed restricted open space.</p>
			<p>No conversion from or reduction of areas currently designated for Conservation Use as defined by Chapter 13.5.B (in the 1987 Regional Plan). Expansion of such areas is encouraged.</p> <p>Regulations regarding coverage related to Conservation Areas will not be changed. No allowances or credits towards coverage calculations, total Bailey coverage allowances or other considerations will be provided through the new Regional Plan.</p>		
			<p>Define a carrying capacity baseline and do a carrying capacity study to determine impacts of human populations (including full-time residents, 2nd homeowners and part time residents, and visitors), development, and activities on thresholds. Develop and implement a growth cap on allocations and commodities and consider removal of allocations/commodities not currently in use where the carrying capacity study indicates this is necessary to attain and maintain thresholds.</p>		
			<p>Floor area ratio for all residential type projects</p> <p>(single family dwellings, multiple family dwellings, and tourist accommodation projects)</p>		<p>10,000 sf lot and under - max floor area- 3000 sf 10,000 sf to 1/2 acre sf - 20% over 1 acre- 15% of acreage.</p> <p>override for the TDZ areas- 10% increase in floor area for TDZ areas</p>

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			Floor area will be regulated for commercial uses.		50% floor area ratio based on parcel size under 1/2 acre- 50% floor area ratio- one story for two stories or mixed use such as live/work- a 5% override? 1/2 acre to 1 acre- 35% floor area ratio over 1 acre- 40% floor area ratio? *override for the TDZ areas- 10% increase in floor area for TDZ areas
			Restrict redevelopment to an appropriate scope and definition.		<p>Definition of Redevelopment</p> <p>“Addition” means construction of a new structure or the modification of the existing footprint that increases the “conditioned floor area” of a building and/or dwelling unit.</p> <p>1. “Major Addition” means the expansion of conditioned floor area by 50% or more.</p> <p>2. “Minor Addition” means the expansion of conditioned floor area by less than 50%.</p>
			Limit non-conforming development.		<p>Non conforming-</p> <p>Allowed to keep a non -conforming structure as to height and density but no future modifications of non -conformance (height, density, coverage) will be allowed. i.e. If one building is over height and density it can be redeveloped but no additional buildings that are non conforming are allowed. Projects that are major additions exceeding Bailey coverage must have a component of reducing coverage on a sliding scale based on the land coverage that exceeds Bailey. Sez parcels will have a 1 1/2 to 1 extra reduction requirement of density, height and coverage or area of non conformance. Goal for coverage non-conformity is a basin wide threshold achievement of 50%.</p>

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<p>LU1 Restore, maintain, and improve the quality of the lake Tahoe region for the visitors and residents of the region.</p>		<p>LU-1.2 The Regional Plan gives a high priority to correcting past deficiencies in land use. wherever feasible, encourage redevelopment and rehabilitation of substantially and adversely altered areas in need of improvement</p>	<p>Require land use development that protects and improves the character of mountain communities and progress towards threshold attainment is accelerated by providing substantial environmental benefits.</p> <p>Redevelopment and restoration of harmful "legacy development" in the Basin (in Communities with Plans and more rural areas without Community Plans) will be prioritized before development on undeveloped land.</p>	<p>Existing implementation measures</p> <p>LU.IMP-1 Amend Chapter 13, Plan Area Statements to incorporate transect-based planning districts. LU.IMP-2 Amend Chapter 13, Plan Area Statements to establish and define the 10 transect-based planning districts. LU.IMP-3 Amend Chapter 13, Plan Area Statements to modify existing PAS to incorporate the transect districts and to consolidate similar land use types. LU.IMP-5 Amend Chapter 14, Community Plans to streamline the community plan process that reflects the updated transect-based planning districts. LU.IMP-8 Amend Chapters 21 & 51, Density and Permissible Subdivisions to allow for the subdivision of units that are part of a vertical mixed-use facility that meet PTOD standards for location and design. LU.IMP-9 Amend Chapter 13, Plan Area Statements and the Land Use Map to designate certain areas as PTOD. LU.IMP-10 Amend Chapters 21 & 22, Density and Height to promote compact vertical mixed-use facilities. LU.IMP-11 Amend Chapter 13, Plan Area Statements to designate high density residential areas, Neighborhood Centers, Town Centers, and Tourist Centers as preferred areas for PTOD. LU.IMP-12 Amend Chapter 13, Plan Area Statements to designate PTOD areas as preferred areas for infill development and transfer of development rights and transfer of existing development. LU.IMP-13 Amend Chapter 21, Density to establish a minimum density standard of 8 d.u./acre in PTOD areas. LU.IMP-14 Amend Chapter 21, Density to establish a new minimum density standard for mixed-use projects in PTOD areas. LU.IMP-15 Amend Chapter 18, Permissible Uses to define mixed-used facilities. LU.IMP-16 Amend Chapter 22, Height to allow additional height for compact, vertical mixed-use facilities in PTOD areas. LU.IMP-17 Amend Chapter 20, Coverage to raise the maximum allowable coverage (base + transferred) to 70% for commercial, tourist accommodation, and mixed-use facilities on existing developed parcels within adopted community plan areas. LU.IMP-18 Amend Chapter 20, Coverage to allow soft coverage to be transferred for commercial,</p>	<p>LU.IMP –17 (Change/modification) Amend Chapter 20 to define allowable coverage to meet existing Bailey 1974 standards, without overrides.</p> <p>LU.IMP -20 Delete -See 1985 9th Circuit Decision Community Plan process to inform the Regional Plan.</p> <p>Update Plan Area Statements to reflect Basin resident and visitor neighborhood and community goals and values as appropriate to each PAS in conjunction with attaining thresholds.</p> <p>RDA Chapter 15 – No increase in density, height, and coverage outside Community Plans.</p> <p>No minimum density standards and maximum density standards similar to those in current Regional Plan.</p> <p>During redevelopment of any over-covered parcel, incentives may be provided where if coverage is reduced to comply with Bailey Standards, incentives will be available. If not, then, dependant on the level of coverage reduction, a cost-per-square-foot mitigation fee will be levied appropriately on a sliding scale between the actual cost to acquire/restore/deed restrict a developed parcel within the same subwatershed and to acquire & deed restrict raw land. Alternatively, the developer may elect to acquire/restore/deed restrict directly in lieu of paying the mitigation fee and this coverage reduction can be banked and used with the same subwatershed. Restrictions would apply for transfer outside the same subwatershed amounting to 50 percent.</p> <p>Redevelopment of Sensitive Lands: When redeveloping class 1 & 2 land, coverage reduction must amount to 50% and areas restored to natural function. New development must avoid drainage areas.</p> <p>Redevelopment of Land that is Over-Covered: When redeveloping land that is over-covered, the redevelopment project must restore, retire and deed restrict an amount of soft coverage on or off site that is equivalent to the amount of excess coverage.</p> <p>Development Transfer Zones would be designated that contain the existing infrastructure to support mass transit facilities (South Stateline, Kings Beach and Tahoe City). Nonconforming heights, densities, and massing in these areas would not be perpetuated. A few of the commercial corridors within some of the DTZs, these DTZs would be confined to the tightly bound commercial corridors and adjoining parcels of South Stateline (which would</p>

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				<p>tourist accommodation, and mixed-use facilities located within adopted community plans when transferred from sensitive lands (land capability district 1-3).</p> <p>LU.IMP-19 Amend Chapter 20, Coverage: coverage transfer ratio would be reduced to 1:1 (sending: receiving) for all transfers in excess of allowable base coverage when transferring coverage from sensitive lands (land capability districts 1-3) to commercial, tourist accommodation and/or mixed-use facilities, (ii) the coverage transfer ratio would be increased to 2:1 (sending: receiving) for all transfers in excess of allowable base coverage for transfers of coverage from non-sensitive lands (land capability districts 4-7) to commercial, tourist accommodation and/or mixed-use facilities</p> <p><i>LU.IMP-20 Amend Chapter 20, Coverage to allow land coverage from sending parcels located within TRPA-designated impaired watersheds could be transferred across Hydrologic Transfer Area Boundaries, as long as the receiving area is in a TRPA designated non impaired watershed" Staff will define "impaired watershed.</i></p> <p>LU.IMP-23 Amend Chapter 33, Allocation of Development. The CFA system would be amended to focus allocations based on the Special Projects Program, transfers, and reuse of existing commodities within 9 transect districts designated as Town Center or Tourist Center. An additional 400,000 square feet of CFA would be created, and TRPA would designate the majority for land use districts designated as Town Center, Tourist Center, and Neighborhood Center (see Table LU-9). Existing requirements for local jurisdictions to meet their irrevocable commitment to implement environmental improvement projects prior to release of CFA will remain in effect. The Town Center and Tourist Center districts that would be the focus of additional allocations</p> <p>LU.IMP-26 Amend Chapter 35, Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as Town Centers and Tourist Centers.</p> <p>LU.IMP-28 Implement new development standards as described in the Community Design Subelement.</p>	<p>run from lower Kingsbury along Highway 50 to the Ski Run and Pioneer Trail) , Kings Beach and Tahoe City. The South Stateline DTZ would be eligible for additional height of commercial or tourist structures.</p> <p>Height limits will conform with the 1987 Regional Plan without special height districts.</p> <p>Commodities can be transferred between Kings Beach and Tahoe City DTZs and within Community Plans in same subwatershed. Commodity transfers between from South Shore non-DTZ to North Shore would require commodities to be transferred at a ratio of 1.5 to 1. Transfers of commodities out of the South Shore DTZ would not be allowed.</p> <p>Owners who retire/restore/deed restrict structures on SEZs can receive up to a 1:1 square footage transfer of the structure itself size for a third story in only appropriate Development Transfer Zones where Findings of Significant Improvement are demonstrated and no impacts to scenic resources result.</p> <p>For those commodities (TAUs, CFA, coverage, etc...) currently transferable from one parcel to another, new conditions would apply. Restrictions will or requirements may include the following:</p> <ul style="list-style-type: none"> • transfers are allowed within the same subwatershed, • higher required transfer ratios will apply depending upon land capability, requirement for • complete restoration and deed restriction may be required for any one commodity is transferred, • limitations may be placed on the number of commodities potentially transferrable or bankable, • scenic attainment restrictions will apply for both sending and receiving areas. <p>No new TAUs, transfer of TAUs based on one bedroom/one bathroom, not to exceed 550 square feet. Cap the number of TAUs that can be transferred from the South Shore to the North Shore.</p> <p>TAU inventory to be limited to existing inventory within Community Plans except for DTZ areas.</p> <p>TAUs: Each TAU has a limit of 550 square feet, 1 bedroom, and 1 bathroom available for transfer. TAU's may be combined with a maximum of 4 bedrooms/3 bathrooms. The additional bathroom is not transferrable. TAU allocations will be limited to those remaining from the 1987 Regional Plan.</p> <p>All TAU's/ CFA that are transferred off-site will require that coverage is permanently removed and retired based on the</p>

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					<p>footprint of the TAU, CFA, etc. transferred. (Retired land coverage can not be transferred back onto the parcel) . Land coverage retired can be banked and transferred only to a TDZ area or for public service and recreation projects.</p> <p>No soft or potential coverage to be used for TAU, multi family or Commercial projects. Soft coverage can only be converted to hard coverage on site.</p> <p>Do a massing study to be within the character of the community and cap the size of fractional/timeshares.</p> <p>No potential coverage transfers allowable for commercial, tourist, or mixed use. Soft coverage is not allowable to convert to hard coverage and is not transferable offsite, however TMDL credit would be available for soft coverage retirement.</p> <p>Any new allocations or commodities would be dependent upon measurable progress towards threshold achievement and maintenance.</p> <p>Amend Chapter 30 and the Design Review Guidelines (Community Design Element) to define numeric or other scientific standards for impacts to habitat connectivity, massing, scale, neighborhood compatibility, character, tree removal and other community design considerations.</p> <p>Update code to establish maximum floor area caps per unit type. (refer to example page 103 of the community design Sub element 1.8.7</p> <p>Any structure that is constructed within a Development Transfer Zone and eligible for a height increase would be subject to both increased setback and offset requirements to maintain view corridors.</p> <p>Allowed DTZ areas for 3 story structures: commercial core sections of the following communities: South Stateline. Additional height allowances will not be introduced in places where it does not predominantly exist. Other conditions need to be met in order for a third story to be constructed. Third story structures may not be built on the lakeside of any transportation corridor within 1500 feet of the Lake.</p> <p>Allowed DTZ areas for 4 story structures: commercial core section of S. Stateline only. Fourth story structures may not be built on the lakeside of any transportation corridor within 1500 feet of the Lake.</p>

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					<p>No PTOD designation so to avoid minimum density standards. Any new or redevelopment project would require pedestrian and bike facilities.</p> <p>Retain PAS System & Boundaries: PAS areas would be maintained as in 1987 Regional Plan PAS boundaries will not be adjusted through the RPA process.</p> <p>Any project would require a minimum ratio of naturally functioning open space on site.</p>
<p>LU1 Restore, maintain, and improve the quality of the lake Tahoe region for the visitors and residents of the region.</p>		<p>LU-1.3 Encourage and promote land use development that improves community character and improves progress toward threshold attainment by offsetting negative environmental impacts.</p>	<p>Attain Threshold Standards through implementation measures and code language that ensure that protection and restoration are the primary results of development, redevelopment, and that restore existing sources of degradation. Encourage and promote restoration and redevelopment that protect and enhance community character and improve progress toward threshold standards attainment by reducing negative impacts.</p> <p>LU1-3 Encourage and promote restoration and redevelopment that protects and enhances community character and improves progress toward threshold standards' attainment by reducing negative impacts.</p>	<p>Existing implementation measures LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-28</p>	<p>No minimum density standards.</p> <p>Density must go hand in hand with Community Design Standards; No minimum density standards</p> <p>Amend Chapter 30 and the Design Review Guidelines (Community Design Element) to define numerical or other scientific standards for massing, scale, neighborhood compatibility, character, tree retention, and other considerations.</p> <p>Redevelopment of existing inventory should be the primary focus prior to infill or development of vacant land.</p>
<p>LU1 Restore, maintain, and improve the quality of the lake Tahoe region for the visitors and residents of the region.</p>		<p>LU-1.4 The plan will seek to maintain a balance between economic health and the environment.</p>	<p>The plan shall seek to preserve the scenic beauty and outdoor recreational opportunities of the region, to restore the damage caused by historic legacy development and coverage and insure equilibrium between the region's natural endowment, attainment and maintenance of TRPA's thresholds, and its manmade environment.</p>	<p>Existing implementation measures LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16</p>	

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				LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-28	
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		LU-2.1 Limit the total population permitted in the region at one time in accordance with the constraints of the Regional Plan and the environmental threshold carrying capacities.	LU-2.1 The Regional Plan shall limit the total population permitted in the region at one time (the Basin's human carrying capacity) and base land use regulations, economic considerations and zoning decisions to the level that will on achievement and maintenance of the environmental threshold carrying capacities as mandated by the TRPA compact. The human carrying capacity of the Basin will be identified for: 1. Full time population 2. Second home population 3. Peak summer population 4. Peak winter population	LU.IMP-30 Amend Chapter 33, Allocation of Development. 1) An additional 200,000 square feet of new CFA will be reserved for transfer of development only. CFA would be distributed with incentives as a matching reward to projects proposing transfer of CFA from sensitive lands to districts designated as Town Centers and Tourist Centers, 2) There will be no new TAUs in Alternative 4, 3) Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes: 10% of annual allocations would be reserved for a Resident Occupancy Program, Approximately 2,600 new residential allocations would be made available, 4) <i>Amend Chapter 35, Bonus Units. Assignment of the 1000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as Town Centers and Tourist Centers.</i>	Incentivize use of existing entitlements/inventory before allowing new entitlements. i.e. allow additional floor area/entitlements based on true above and beyond environmental gains for projects already built vs. projects that are on vacant or on underdeveloped land. No PTODS- Concentrate on building sidewalks and other pedestrian/bike facilities to encourage walkability in the existing communities. Residential allocations to continue to be regulated under the existing system based on County or City demonstrating measurable gains in threshold achievement and maintenance.
				<i>Staff will amend Code Subparagraph 33.2 A (4) to allow allocations from the allocation pool to be used to incentivize the retirement of parcels that are not classified as sensitive but have other important resource values</i>	Retirement of parcels will be required to receive some incentives.
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		LU-2.2 Direct land use and growth to appropriate areas of the region and concentrate additional development in urban areas where infrastructure capacity and facilities can be made available most efficiently.	Based upon measurable progress towards achievement and maintenance of the environmental threshold carrying capacities, direct land use to appropriate areas of the region, where there is existing infrastructure and facilities.	LU.IMP-30	Maintain current Plan Area Boundaries. Carrying Capacity Study: Complete studies to determine the carrying capacity of the Basin's ecosystem to handle human establishment while attaining and maintaining the environmental thresholds and all federal, state and local environmental standards. The carrying capacity study will assess the individual and cumulative impacts of total allowable population (residential, 2 nd homeowner, visitor and others), development of lands, and various uses AND establish the maximum numbers and land uses that can be permitted or are required to be removed to remain within the boundaries of the Basin's carrying capacity and meet the threshold standards. Limiting coverage to the built environment and restricting removal of trees. Specific land use policies shall be implemented through the use

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					<p>of Plan Area Statements. Areas of similar use or character have been mapped and categorized within one or more of the five following land use classifications:</p> <ul style="list-style-type: none"> Conservation Recreation Residential Commercial/Public Service Tourist <p>These land use classifications shall dictate allowable land uses. More detailed plans called community plans/Master Plans/Redevelopment Plans shall be developed for all land uses as described above. Land uses to updated public agency acquisitions/classifications.</p> <p>Modify Implementation Measure #31. Update changes since 1987 Regional Plan. Changes to Plan Area Boundaries are not allowed.</p> <p>Eliminate implementation measure #32. (No PTOD's).</p> <p>No additional CFA will be allowed above levels remaining from the 1987 Plan until existing inventory if unused and vacant CFA is depleted except for exemptions for industrial areas and with transfer from sensitive lands into designated developed areas.</p> <p>Between 0 and 2000 allocations in addition to those remaining from the 1987 plan would be allowable based on measured Basin-wide and County/City conformance with threshold achievement and maintenance.</p> <p>Between 0 and 1000 bonus units remaining from 1987 Regional Plan could be distributed based on measured County or City conformance with threshold achievement and maintenance.</p>
<p>LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.</p>		<p>LU2.2 Specific land use policies shall be implemented through the use of planning area statements for each of the planning areas identified in the map included in this plan (located inside back cover). Areas of similar use and character have been mapped and categorized within one or more of the following five land use classifications: conservation, recreation, residential, commercial and</p>	<p>LU2.2 Specific land use policies shall be implemented through the use of planning area statements for each of the planning areas identified in the map included in this plan (located inside back cover). Areas of similar use and character have been mapped and categorized within one or more of the following five land use classifications: conservation, recreation, residential, commercial and public service, and tourist. These land use classifications shall dictate</p>	<p>LU.IMP-30 LU.IMP-31 Maintain existing Plan Areas Statements (PAS) system and Land Use Map; however; modify the PASs to account for land use changes that have occurred since the adoption of the 1987 Regional Plan such as acquisition of lands by public agencies and to conform TRPA's land use classification to the USFS management areas. Specific changes to plan area boundaries are proposed to create consistency between TRPA's plan and local and federal land use plans. LU.IMP-32 PTOD by focusing on concentrating development in plan areas with new allocations and commodities. New allocations would be used in conjunction with transfers of development and would focus on 5 areas within existing urban areas</p>	

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		<p>public service, and tourist. These land use classifications shall dictate allowable land uses. More detailed plans, called community plans, may be developed for designated commercial areas. Other detailed plans, such as the airport master plan, ski area master plans, and redevelopment plans, may also be developed. These detailed plans may combine two or more of the five land use classifications.</p>	<p>allowable land uses. More detailed plans, called community plans, may be developed for designated commercial areas or rural communities (as desired by the local community). Other detailed plans, such as the airport master plan, ski area master plans, and redevelopment plans, may also be developed. These detailed plans may combine two or more of the five land use classifications. Those communities and neighborhoods affected by such plans will be included in the Plan creation or update processes. The Airport Master Plan may not be amended to increase airport facilities or activities which may further negatively impact the thresholds.</p>	<p>with the greatest potential for redevelopment that would enhance community character, environmental quality, and walkability. More concentrated development would take place within a portion of the following five designated Plan Areas: South Y, South Stateline, North Stateline, Lower Kingsbury, Kings Beach.</p>	
<p>LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.</p>		<p>LU2.3 The planning area statements set forth special policy direction to respond to the particular needs, problems, and future development of a specific area. Each planning area statement may vary in detail or specificity depending on the nature of the area and the detail or specificity of related local jurisdiction plans.</p>	<p>The planning area statements set forth special policy direction to respond to the particular needs, problems, and future development of a specific area. Each planning area statement may vary in detail or specificity depending on the nature of the area, community input and the detail or specificity of related local jurisdiction plans.</p> <p>County/TRPA code amendments must show substantial conformance to the original intent of the plan area statement and goals.</p>	<p>LU.IMP-30 LU.IMP-31 LU.IMP-32</p>	
<p>LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.</p>		<p>LU2.4 The planning area statements set forth special policy direction to respond to the particular needs, problems, and future development of a specific area. Each planning area statement may vary in detail or specificity depending on the nature of the area and the detail or specificity of</p>		<p>LU.IMP-30 LU.IMP-31 LU.IMP-32</p>	

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		related local jurisdiction plans.			
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		<p>LU2.5 All plan area statements, community plans, or other specific plans adopted by the agency shall specify the total additional development which may be permitted within the region, not to exceed the limitations set forth in a, b, c, d, and e, below. Reconstruction and relocation of existing development are not considered additional development. (See development and implementation priorities subelement for growth management and transfer of development provisions.)</p>	<p>All plan area statements, community plans, or other specific plans adopted by the agency shall specify the total additional development which may be permitted within the region, not to exceed the limitations set forth in a, b, c, d, and e, below. Reconstruction and relocation of existing development are not considered additional development, so as long as capacity (bedrooms, floor area, height, volume, accessory uses, and massing) are the same. (see development and implementation priorities subelement for growth management and transfer of development provisions.)</p>	<p>LU.IMP-30 LU.IMP-31 LU.IMP-32</p>	
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		<p>LU2.6 In order to be responsive to the needs and opportunities of various areas within the region, specific community plans (CPS) may be developed for designated commercial areas. Community plans shall guide development in specified areas for at least the first ten years of the plan and shall be kept current by periodic review. The TRPA shall actively encourage prompt development of community plans for all designated areas, with a goal of completing the community plans by December 1, 1989. The areas designated shall be those where commercial</p>	<p>LU2.6 In order to be responsive to the needs and opportunities of various areas within the region, specific community plans (CPS) shall be developed or updated for designated commercial areas or rural communities (as desired by the local community). Community plans shall guide development in specified areas and shall be kept current by periodic review (every 5 years, at minimum). No new development shall be permitted in existing Community Plans that have not been updated within the last 5 years until such updates are completed and adopted with community participation and support. The TRPA shall actively</p>	<p>LU.IMP-30 LU.IMP-31 LU.IMP-32</p>	

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		<p>use is concentrated or should be concentrated. They shall be areas served, or easily served, by transit systems, which have adequate highway access, which have, or can have, housing in the vicinity available for employees working in the area, and which otherwise qualify as areas suitable for continued or increased levels of commercial activity. Some areas, because of their existing and proposed development patterns, may incorporate more than commercial use classifications.</p>	<p>encourage prompt development of community plans for all designated areas, with a goal of completing the community plans concurrent with the Regional Plan update.</p> <p>The areas designated shall be those where commercial use is concentrated or should be concentrated. They shall be areas served, or easily served, by transit systems, which have adequate highway access, which have, or can have, housing in the vicinity available for employees working in the area, and which otherwise qualify as areas suitable for continued or increased levels of commercial activity. Some areas, because of their existing and proposed development patterns, may incorporate more than commercial use classifications.</p>		
<p>LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.</p>		<p>Renumber to Policy LU-2.7</p> <p>LU2.5 All plan area statements, community plans, or other specific plans adopted by the agency shall specify the total additional development which may be permitted within the region, not to exceed the limitations set forth in a, b, c, d, and e, below. Reconstruction and relocation of existing development are not considered additional development. (See development and implementation priorities subelement for growth management and transfer of development provisions.)</p>		<p>LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-27</p>	
<p>LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying</p>		<p>2.8 - ???</p>			

Stakeholder Alternatives Matrix Form

Land Use

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
capacities and the other goals of the Tahoe regional planning compact.					
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		<p>POLICY LU-2.9 Prohibit new divisions of land within the region which would create new development potential inconsistent with the goals and policies of this plan.</p>	<p>No new divisions of land shall be permitted within the region which would create new development potential, or will be inconsistent with the goals and policies of this plan and the environmental threshold carrying capacities.</p> <p>Prohibit new subdivisions on raw, undeveloped land that are not already serviced by existing roads, utilities, and other such services and not already approved as "paper subdivisions." Residential allocations will not exceed the development potential envisioned in 1987. If measured progress towards threshold attainment and maintenance occurs in the future and additional residential allocations will not impede this progress, such additional residential allocations must not be added to the whole pool for the purpose of provided allocations to mixed use, urban areas.</p>	Existing implementation measures.	<p>Subdivisions of existing structures that meet TRPA and County codes including installation of BMP's, landscaping, and conformance with Community Plans.</p> <p>Development potential must not be increased from the 1987 potential until all of the thresholds are attained and maintained and additional development will not impact these thresholds.</p> <p>Restrictions on new subdivisions: No conversion of undeveloped land into subdivisions</p>
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		<p>Renumber to Policy LU-2.10</p> <p>LU2.8 Buildings, whether conforming or nonconforming, which are damaged or destroyed by fire or other similar calamity, may be repaired or rebuilt with no requirement for reduction in coverage or height by way of fee or otherwise. This policy applies only if the building is reconstructed in substantial conformance with the original structure and, with no increase in floor area, land coverage, height, or volume.</p>		Existing implementation measures.	

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TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
		Other provisions generally applicable to rehabilitation or reconstruction of buildings shall apply. This policy is subject to the natural hazards subelement, goal #1, policy 1. Special provisions shall apply to buildings in the shorezone, lakeward of the highwater line.			
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		LU-2.11 Structures, legally existing as of the July 1, 1987, but which, by virtue of their design or location, are prohibited, are considered nonconforming and subject to the following policies:		Existing implementation measures.	
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		LU-2.12 Uses, legally existing as of July 1, 1987, but which are now prohibited, are considered nonconforming and subject to the following policies:	LU-2.12 Uses, legally existing as of the date of adoption of this new Regional Plan , but which are now prohibited or were prohibited by the 1987 Plan , are considered nonconforming and subject to the following policies:	Existing implementation measures.	
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		LU-2.13 Limit uses of the bodies of water within the region to outdoor water-dependent uses required to satisfy the goals and policies of this plan	Limit uses of the bodies of water within the region to outdoor water-dependent uses required to satisfy the goals and policies of this plan and the environmental threshold carrying capacities.	Existing implementation measures.	
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying		LU-2.14 Prioritize restoration and rehabilitation for improving environmental quality and community character of areas designated for redirection but	Protection of the natural environment, restoration and rehabilitation shall be a high priority for improving environmental quality and community character of areas	Existing implementation measures. LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22	SEZs during Construction: Building permits must require maximum protection including fencing of SEZ to assure complete SEZ protection.

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TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
capacities and the other goals of the Tahoe regional planning compact.		not included in a redevelopment plan.	designated for redirection but not included in a redevelopment plan.	LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28	
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		LU-2.15 Encourage redevelopment in areas designated for redirection to improve environmental quality and community character.	Encourage redevelopment in areas designated for redirection to improve environmental quality and community character. Require that the redevelopment that occurs either occurs in the same footprint, or is redirected to a more appropriate location, with a higher land capability, and where improvements to thresholds will result . Redevelopment must not increase the mass of the original development.	Existing implementation measures. LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28	
LU2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe regional planning compact.		Renumber to Policy LU-2.16 LU2.14 The provisions set forth in article vi (d) through vi (i) of the compact apply to TRPA regulation of structures housing gaming.		Existing implementation measures.	
LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.		LU-3.1 Promote compact development patterns that discourage single-occupant automobile commuting and encourage transit or other nonautomobile-oriented transportation.	Promote development patterns and minimize parking to discourage private automobile commuting and to reduce to the extent feasible air and water pollution which is caused by motor vehicles. Develop a variety of disincentives to driving the private automobile. Require both sidewalks and bike lanes that are safe, functional, and require at least semi-pervious pavement.	LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28	Trolley tickets to be subsidized by hotels and other transient or commercial establishments. Businesses over 20 employees must provide carpool parking spaces for employees which incentivize carpooling (e.g. covered spaces, areas closer to employment location, etc.).

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TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
<p>LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.</p>		<p>LU-3.2 Designate pedestrian transit oriented development (PTOD) districts that include a mix of civic, commercial, , cultural, institutional, residential, and entertainment uses that support the creation of a vibrant destination and central gathering place for workers, visitors, and residents.</p>	<p>Encourage communities who desire to design to include a mix of civic, commercial, cultural, institutional, residential, tourist and entertainment uses that support the creation of a vibrant destination and central gathering place for workers, visitors, and residents.</p>	<p>LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16</p>	
<p>LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.</p>		<p>LU-3.3 Promote the development of compact, mixed-use development and uses within districts designated as PTOD districts and provide for transit, bicycle, and pedestrian choices within these areas.</p>	<p>Provide for transit, bicycle, and pedestrian facilities as a requirement for development and redevelopment projects.</p>	<p>LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16</p>	<p>Smaller projects could bond for pedestrian and bike facilities whereas recreational and larger projects must construct them. Alternative solutions required if site has constraints.</p>
<p>LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations</p>		<p>LU-3.4 Promote the development of compact designs to reduce land coverage.</p>	<p>Reduce land coverage through compact design within constraints of height, tree preservation, density, and community character.</p>	<p>LU.IMP-10 LU.IMP-16</p>	<p>Land coverage needs to be decreased not increased to promote better design.</p>

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that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.					
LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.		LU-3.5 Promote pedestrian-oriented development within walking distance of transit opportunities at densities and intensities that will help support transit usage.	Require pedestrian and bike facilities to be provided with any new project.	LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16	
LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.		LU-3.6 Provide additional height within PTOD designated districts to promote compact vertical mixed-use development.		LU.IMP-10 LU.IMP-16	

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<p>LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.</p>		<p>POLICY LU-3.7 Set minimum density standards for development and redevelopment projects located within designated PTOD districts to promote transit and walkability.</p>	<p>Set maximum density limits for development and redevelopment projects.</p>	<p>LU.IMP-10 LU.IMP-13 LU.IMP-14</p>	
<p>LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.</p>		<p>LU-3.8 Promote the availability of housing with a range of types and affordability to accommodate persons of all income levels and in locations that are near employment centers, transit routes, commercial centers, and public facilities.</p>	<p>Promote the redevelopment of existing housing stock to provide affordable housing. Encourage housing with a range of types, and affordability to accommodate persons of all income levels and in locations that utilize existing housing stock and the rehabilitation of blighted structures. Housing should be located adjacent to employment centers, transit routes, commercial centers, and public facilities.</p>	<p>LU.IMP-10 LU.IMP-11 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-25 LU.IMP-26</p>	
<p>LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations</p>		<p>LU-3.9 Encourage enhancement of bicycle, pedestrian and transit modes access through public and private investment in PTOD districts.</p>	<p>Require enhancement of bicycle and pedestrian access through public and private investment and requirements in the construction of any new project.</p>	<p>LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16</p>	

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TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.					
LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.		LU-3.9 Connect new development and redevelopment to existing and future pedestrian linkages and bicycle facilities.		LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16	
LU-3 Pedestrian transit-oriented development and land use establish enhanced pedestrian and transit oriented mixed-use districts in appropriate urbanized locations that promote pedestrian friendly, walkable, connected communities that provide a range of services, housing choices, and transportation options.		LU-3.10 Development reflects the pedestrian scale, orientation and character of lake tahoe and its natural surroundings.		LU.IMP-28	

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TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
<p>LU-4 Allowable land coverage in the Tahoe basin shall be set in accordance with the land capability district classification methodology and district-based land coverage limitations set forth in the land-capability classification of the Lake Tahoe Basin, California-Nevada, a Guide for Planning (Bailey 1974).</p>		<p>LU-4.1 Base allowable land coverage shall be determined by applying the allowable land coverage coefficients derived by bailey (1974) (shown below) to the applicable area within the parcel boundary, or as otherwise set forth in a, b, and c of this policy. A. In the case of subdivisions approved by TRPA in conformance with the bailey coefficients, the coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities</p>	<p>In order to attain threshold standards for soil conservation, base allowable land coverage shall adhere to the standards published in Bailey (1974, page 24) for each soil type.</p>	<p>LU.IMP-33 Amend Chapter 20, Coverage to limit the maximum allowable coverage (base allowable plus transferred) to 50% for commercial facilities on vacant parcels. LU.IMP-34 Amend Chapter 20, Coverage to allow soft coverage transfers from sensitive and non-sensitive lands for commercial, tourist accommodation, and/or mixed-use facilities located within adopted CPs. LU.IMP-35 Amend Chapter 20, Coverage: A coverage transfer ratio of 2:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from sensitive lands, (ii) a coverage transfer ratio of 3:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from non-sensitive lands.. LU.IMP-36 Amend Chapter 20, Coverage to require that in lieu excess coverage mitigation fees be used for the acquisition and restoration off existing coverage only, and not for the acquisition and retirement of potential land coverage.</p>	<p>Identification of the soil type will be made through scientific verification, including parcel by parcel soil verification, under a third-party program responsible to the TRPA. Flood plains and seasonal wetlands will be determined by a registered hydrologist as a part of the third-party program.</p> <p>During redevelopment of any over-covered parcel, if coverage is reduced to comply with new Revised Bailey Standards, incentives will be available. If not, then, dependant on the level of coverage reduction, a cost-per-square-foot mitigation fee will be levied appropriately on a sliding scale between the actual cost to acquire/restore/deed restrict a developed parcel within the same subwatershed and to acquire & deed restrict raw land. Alternatively, the developer may elect to acquire/restore/deed restrict directly in lieu of paying the mitigation fee and this coverage reduction can be banked and used with the same subwatershed. Restrictions would apply in transfer outside the same subwatershed.</p> <p>Redevelopment of parcels that exceed Bailey Coverage must reduce coverage based on a sliding scale plus monetary penalty to relocate such coverage. SEZ parcels will have a 1 1/2 :1 extra reduction requirement.</p> <p>Parcels under 10,000 sf- 5% Parcels over 10,000 sf but less than one acre-10% Parcels over one acre-20%</p> <p>No soft coverage or potential coverage transfers allowable for commercial, tourist, or mixed use. Soft coverage is not transferable offsite, however TMDL credit would be available for soft coverage retirement in association with a TRPA/Lahontan and NDEP MOU arrangement and restoration to natural function.</p> <p>For parcels with existing coverage in excess of the Bailey, land coverage mitigation program shall be set by ordinance, which shall provide for the reduction of coverage in an amount proportional to the cost of the repair, reconstruction, relocation, rehabilitation, or modification, and to the extent of excess coverage.</p> <p>Eliminate LU IMP-34</p> <p>Eliminate LU IMP-35 with modifications of the respective excess coverage ratios, with 2:1 and 4:1, respectively.</p> <p>For transfers of coverage that are not in excess of the allowable Revised Bailey Standards, the following rations apply:</p> <p>— Land classification 1-3, 1:1 ratio</p>

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TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
		<p>Subelement.) The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.</p>			<p style="text-align: right;">4&5, 1.25:1 6&7, 1.5:1</p> <p>Land coverage transfers are not allowable to land classifications of 1-3 and any other transfer must provide a transfer to an equal or greater land classification for the receiving unit, as compared with the sending.</p> <p>For transfers of coverage that are not in excess of the allowable Revised Bailey Standards (1974), the following transfer ratios (sending: receiving) apply:</p> <p style="padding-left: 40px;">Land classification 1-3, 1:1 ratio 4&5, 1.25:1 6&7, 1.5:1</p> <p>Land coverage transfers to land classifications of 1-3 are prohibited. Restrictions of transfer outside the same subwatershed would apply.</p> <p>For transfers of coverage that <i>are in excess</i> of the allowable Revised Bailey Standards, the following transfer ratios (sending: receiving) apply:</p> <p style="padding-left: 40px;">Land classification 1 - 3 along with sand dunes and beaches:</p> <p style="padding-left: 40px;">Land classification 1-3, 1:1 ratio 4&5, 1.5:1 6&7, 2:1</p> <p>LU IMP #36 with priority for monies to be targeted for removal of structures within SEZs.</p>
<p>LU-4 Allowable land coverage in the Tahoe basin shall be set in accordance with the land capability district classification methodology and district-based land coverage limitations set forth in the land-capability classification of the Lake Tahoe Basin, California-Nevada, a</p>		<p>LU-4.2 Land coverage may be increased above the base allowable coverage limits set in policy 1, up to the maximum allowable land coverage limits set forth in a, b, c, d, and f of this policy, by transfer of land coverage from hydrologically related areas and TRPA designated coverage-impaired watersheds. Special provisions for additional coverage, such as</p>	<p>Land Coverage shall not be increased above Revised Bailey allowable coverage limits, (Bailey 1974, p 24). Acquisition of existing facilities, structures, and coverage in developed or subdivided SEZs will be encouraged and may be utilized as a means to increase the coverage on a redevelopment or developable parcel(s) to above base allowable coverage limits in appropriate areas where such development is identified by an updated community plan, located on high capability land, and results</p>	<p>LU.IMP-33 LU.IMP-34 LU.IMP-35 LU.IMP-36</p>	<p>SEZ Restoration: The in lieu excess coverage mitigation fees collected through implementation measure LU.IMP#36 will prioritize monies to target the removal of existing functioning state to receive transfer eligibility</p> <p>Define a TRPA designated impaired watershed.</p>

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<p>Guide for Planning (Bailey 1974).</p>		<p>exceptionally long driveways and handicapped access for public health and safety, may also be allowed. Ordinances shall specifically limit and define these programs. Land coverage may be transferred through programs that are further described under goal #3 of the development and implementation priorities subelement.</p> <p>B. Commercial Facilities, Tourist Accommodation Facilities, and Mixed-Use Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer - shall be 50 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan. Coverage transfers to increase coverage from the base coverage up to 50percent, shall be at a ratio of 2:1 when transferring coverage from sensitive lands (land capability districts 1-3). The coverage transfer ratio shall be 3:1 when transferring coverage from non-sensitive lands (land capability districts 4-7).</p> <p>C. Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase</p>	<p>in the removal of coverage from the sensitive areas and subsequent restoration and deed-restriction in those areas. to meet this policy.</p>		

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		coverage from the base coverage to 50 percent shall be at a ratio of 1:1.			
				<i>Staff will amend the language in the Project Description and add a new Implementation measure to the Matrix to state "excess land coverage mitigation program regulations would be revised to substantially restrict access to the in-lieu mitigation fee option. Large projects would only be eligible to pay in-lieu fees after demonstrating that all present opportunities for removing excess land coverage on or off site have been exhausted. The use of in-lieu mitigation fees to remove coverage from sensitive lands should be allowed across Hydrologically Related Area boundaries." Staff will also provide a definition for "large projects."</i>	
<p>LU-4 Allowable land coverage in the Tahoe basin shall be set in accordance with the land capability district classification methodology and district-based land coverage limitations set forth in the land-capability classification of the Lake Tahoe Basin, California-Nevada, a Guide for Planning (Bailey 1974).</p>		<p>POLICY LU-4.3 Rehabilitation, reconstruction, and upgrading of the existing inventory of structures, or other forms of coverage in the tahoe region, are high priorities of the regional plan. To encourage rehabilitation and upgrading of structures, the following policies apply: Repair or reconstruction of buildings damaged or destroyed by fire or other calamity subject to Goal #2, Policy 8 of this subelement is exempt from this policy.</p> <p>B. Reconstruction, rehabilitation, modification, relocation, or major repair of structures or coverage other than as specified in A above may be allowed, provided such use is allowed under the land use subelement, Goal #2, Policies 8, 9 and 10. For parcels with existing coverage in excess of the Bailey Coefficients, a land coverage mitigation program shall be set by ordinance, which shall provide for the</p>	<p>4.3 Rehabilitation and reconstruction of the existing inventory of structures are encouraged, providing they are in compliance with land capability allowable coverage. Increasing the size of such structures is not allowed. Relocation is encouraged to areas in which additional coverage is available is encouraged where increased structure size is a desired result of the rehabilitation. Relocation to sites with higher capability land is also encouraged where such structures are located in sensitive or less desirable areas.</p>	<p>Existing implementation measures.</p>	<p>In order to conform to the allowable land coverage as determined by the Bailey (1974, p24) standard many new projects in areas where excess coverage currently exists may be required to be remove hard coverage and restore the natural function of those areas.</p> <p>Allow for other permeable substrate by incentivizing permeable driveways for water quality benefits. (DC)</p> <p>In reference to the TRPA proposed policy: Define "other forms of coverage?"</p> <p>Define "equal or superior in terms of relocation."</p> <p>Prioritize what the "banking" money is going to be used for.</p> <p>Define areas where retiring coverage is the most important.</p> <p>Define how money is to be disbursed around the Basin between the Counties and governmental jurisdictions etc?</p> <p>Examine a policy to encourage rehab without extensive excess coverage mitigation requirements.</p>

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		<p>reduction of coverage in an amount proportional to the cost of the repair, reconstruction, relocation, rehabilitation, or modification, and to the extent of excess coverage. To accomplish these reductions, property owners shall have at least the following options:</p> <ul style="list-style-type: none"> i. Reducing coverage on-site; ii. Reducing coverage off-site in a hydrologically-related area; iii. Paying a rehabilitation fee in lieu of off-site coverage reduction in an amount established by Agency ordinance to help fund a land bank program established to accomplish coverage reductions; iv. Lot consolidation with a contiguous parcel or lot line adjustment to reduce the percentage of excess coverage on the resulting parcels; or v. Any combination of the foregoing options. <p>C. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental capability consistent with B above.</p> <p>D. In establishing the rehabilitation fee schedule(s) provided for in (3.B.iii), above, the following procedures shall be followed:</p> <ul style="list-style-type: none"> i. A special task force 			

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		<p>shall be convened to analyze and report on the actual costs and mechanisms involved in establishing and implementing an effective land coverage banking program. The report shall take into account the costs of obtaining and retiring coverage, and shall also consider alternative funding sources or programs to provide supplemental funding for such land coverage banking programs.</p> <p>ii. After considering the report in (i), above, the special task force shall recommend, for adoption by TRPA, a rehabilitation fee schedule which will (1) provide a reasonable level of funding for the proposed land banking program taking into account identified alternative sources of funding, (2) not unduly restrict or deter property owners from undertaking projects involving the rehabilitation, reconstruction, major modification, or repair of existing structures, and (3) carries out an effective land coverage reduction program. The recommendation of the task force shall take into account the cost of BMP requirements and the other mitigation fees described in the Development and Implementation Priorities Subelement, Goal #4, Policies 1 and 2. The task force also shall recommend a schedule of activities comprising routine maintenance and repair which should be exempt from rehabilitation fees.</p>			

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		<p>iii. After considering the recommendations of the special task force, TRPA shall adopt a rehabilitation fee schedule that is adequate to carry out an effective land coverage banking program, equitably divides the costs to the public and private sectors, and has the minimum possible deterrent effect on the Regional Plan goal of encouraging rehabilitation, reconstruction, and upgrading of the existing inventory of structures.</p> <p>iv. TRPA may set an interim fee, if necessary, while the task force prepares its recommendations.</p> <p>E. In approving repair, reconstruction, rehabilitation, modification, or relocation of structures or other coverage, the Agency shall also apply other relevant standards, including installation of Best Management practices or compliance with the design review guidelines.</p>			
<p>LU-4 Allowable land coverage in the Tahoe basin shall be set in accordance with the land capability district classification methodology and district-based land coverage limitations set forth in the land-capability classification of the Lake Tahoe Basin, California-Nevada, a Guide for Planning</p>		<p>POLICY LU-4.4 Land coverage allowed pursuant to redevelopment plans will be established by TRPA-approved redevelopment plans. However, in no case will there be a net increase in land coverage in the redevelopment project area.</p>	<p>Land coverage allowed pursuant to redevelopment plans shall be established by TRPA-approved redevelopment plans. New redevelopment plans requiring TRPA approval shall ensure progress towards threshold attainment and maintenance and show a net reduction in coverage compared to existing conditions. Redevelopment plans must also be vetted through the community first and adhere to updated Community Plans.</p>	<p>Existing implementation measures.</p>	

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Land Use

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
(Bailey 1974).					
LU-5 Provide to the greatest possible extent, within the constraints of the environmental threshold carrying capacities, a distribution of land use that ensures the social, environmental, and economic well-being of the region.		POLICY LU-5.1 Allow all persons to have the opportunity to utilize and enjoy the region's natural resources and amenities.		Existing implementation measures.	
LU-5 Provide to the greatest possible extent, within the constraints of the environmental threshold carrying capacities, a distribution of land use that ensures the social, environmental, and economic well-being of the region.		LU-5.2 Prohibit any property development that would endanger the public health, safety, and welfare.		Existing implementation measures.	
LU-6 Coordinate the regulation of land uses within the region with the land uses surrounding the region.		SAME, renumber to Policy LU-6.1 LU5.1 The regional plan shall attempt to mitigate adverse impacts generated by the plan within the region, and not export the impacts to surrounding areas.		Existing implementation measures.	
LU-6 Coordinate the regulation of land uses within the region with the land uses surrounding		SAME, renumber to Policy LU-6.2 LU5.2 The agency shall develop joint review agreements with		Existing implementation measures.	

Stakeholder Alternatives Matrix Form

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the region.		public entities adjoining the region to consider acts of development or impacts of development that cross jurisdictional boundaries.			
				<i>Staff will update the appropriate Plan Areas and transects to recognize Tribal ownership of parcels located on the East Shore of the Lake.</i>	
				<i>Staff will amend the project notification process if necessary, to ensure that fire districts are notified in a timely manner.</i>	
			Acquire/redistribute public funds/mitigation money to be used to purchase naturally functioning open space and public lake access		
			Neighborhood compatibility and consideration of adjoining uses, massing requirements, and colors, materials, and architectural review standards.		
			Create a height allocation pool that limits the amount of vertical expansion of development in the Basin.		
			Establish direct mitigation funds for all threshold impacts, such as SEZs and trees and separate funds for air and transportation. Projects may not have impacts that cannot be mitigated onsite or locally.		Create a tree fund where a fee for every tree cut down goes to protection of old growth trees.
			Performance bonds: Projects will not receive final approval without substantial performance bonds. Performance bonds will be used to guarantee environmental		

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			improvement aspects of projects such as bike facilities, BMPs, tree survival, etc.		
			View corridors will be preserved by requiring offsets between new buildings, which will increase with additional height.		A ratio will be developed to require a certain distance new buildings must be from each other. The ratio will be on a sliding scale with building height.
			Special Projects/CEP programs to be reassessed/re-evaluated/redefined and findings must be made for threshold attainment as part of RPU.		
			Site specific land capability/coverage mapping through actual field verification for all projects – establish criteria for when a field verification is not required.		
			Prohibit the use of conservation easements to increase development potential.		
			Define a policy for grandfathered land coverage including “delineation of soft land coverage” based on scientific analysis not subjective analysis.		
			Net benefit means that each project must produce a net benefit in applicable threshold standards that are out of attainment. The incremental net gains from each project must be calculated to bring the threshold standard into attainment within 15 years. The agency in conjunction with a team of independent scientists will develop formulas for each attainment.		Projects will be evaluated based on net benefit.

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			No new roads. No new subdivisions.		Legacy Roadways: No new developed (paved) roads and no conversion of legacy roads to county, city, or private roadways.
			Clearly document and restrict and legacy development to what existed prior to 1987 Regional Plan.		Add to chapter 2 definitions: Legacy development...(development occurring prior to 1987 RP?).
			Incorporate green building.		All new residential units (single-family, duplex, second units or multi-family), and major additions (50% or greater increase in conditioned floor area) are required to achieve 50 points through Build it Green's GreenPoint Rated program. Large single family homes that equal or exceed 3,500 square feet are required to achieve 60 points. Minor additions (less than 50% of conditioned floor area) are also required to submit a GreenPoint checklist. Commercial/non-residential Development over 2,500 square feet and all commercial renovation over \$0.5 million, including City Facilities must achieve a Leadership in Energy and Environmental Design (LEED)-Silver rating. Those projects under the qualifying thresholds are also required to submit a LEED checklist but hiring a certified LEED-AP is optional.

*Alternative 4 policy statements were prepared with the best publically available information from the TRPA and some of the information may be out-of-date. Additionally, according to TRPA staff, some details are lacking in Alternative 4 that may have been fully developed in Alternative 2.

**Similar to any RPU alternative, the Conservation Alternative needs to be subjected to the same rigorous environmental analysis to determine if its policies and implementation measures are sufficient for ETCC achievement and maintenance.

Italics identify policy or implementation that were revised as part of the Milestone process – it is unclear from the documents provided if the changes are in reference to Alt 2 or both Alt 2 and Alt 4.

The Conservation Alternative Policies and Implementation Measures and related code amendments must strengthen and implement restriction without variance procedures, exemptions, exceptions and will require enforcement in a timely manner.